Affordable Housing Plans

What are the requirements and where do we get the data?

Provided by the Division of Housing and Community Development

UTAH DEPARTMENT OF COMMUNITY AND CULTURE

Basic Requirements

- Estimate **current supply** of moderate income housing
- 5-year estimate of the **need for moderate income housing**
- Survey of total **residential land use**
- Evaluation of **potential regulatory barriers** to moderate income housing
- Description of your city/county **program(s)** to encourage moderate income housing

Maintaining Your Affordable Housing Plan

City or County Council must take action to:
- Adopt your community's affordable housing plan
- Biennially update and review your community's affordable housing plan

Affordable Housing Plan Reporting Requirements:
- Submit updates to your plan to your AOG and to the Div. of Housing & Community Dev. (DHCD)
- Report on the biennial update and review to your AOG and to the DHCD

Data for Your Affordable Housing Plan

1. Obtain current and 5-year estimates for:
   - Different segments of your population by age group, occupation, and special needs
   - Households, by size and income
   - Housing needs, such as:
     - i. People per unit (identifies overcrowding)
     - ii. Additional dwelling units needed

2. Area Median Income (AMI) for your area
3. Housing costs and rental rates in your area
4. Current affordable housing stock
   - Housing available for moderate to low income, senior, disabled, homeless, or other special needs households

Where You Can Get This Data

Population
- U.S. Census Bureau: http://factfinder.census.gov
- Governor's Office of Planning and Budget (GOPB): http://www.governor.utah.gov/dea/

Income Limits
- U.S. Dept. of Housing and Urban Dev.: http://huduser.org

Local Housing Stock, Size, and Value
- County Assessor's Office
- Local Real Estate Resources (e.g. agents, brokers, MLS, banks)

Household Income, Numbers, and Size
- GOPB: http://www.governor.utah.gov/dea/projections.html
- Utah State Tax Commission

Questions? Please contact:
Del L. Brady, DHCD Program Specialist
801-538-8619 or at dbrady@utah.gov

Pilot Program

DHCD's Pilot Program encourages community-driven affordable housing projects

Participants in this program have exclusive access to funding for their projects

West Jordan City fixed-income Senior housing, 70-75 units, with 20 units set-aside for disability and <35% AMI households

In 2009, $2.8 million was set-aside for the Pilot Program participants

How the Pilot Program works:

1. Cities submit their updated and adopted moderate income housing plan to the DHCD

2. DHCD evaluates the quality of each moderate income housing plan and invites cities with high-quality plans to participate

3. Participating cities nominate housing projects based on their moderate income housing plan

4. Participants issue an RFP for their project, review proposals, and strike an agreement with a developer

5. Developers apply for OWHLF Pilot Program funding, among other funding sources, and begin construction

For additional information, please contact:
Del Brady: 801-538-8619
Mike Glenn: 801-538-8666

Division of Housing and Community Development

324 South State Street, Suite 500
Salt Lake City, Utah 84111
www.housing.utah.gov

Current DHCD Pilot Program Participants

	Type	Target AMI	# of Units	Status
West Jordan	Fixed-income Senior	< 35%	70-75 units	$1,000,000 Approved
Vernal City	Workforce housing	< 50%	70-80 units	$1,000,000 Approved
South SLC	Fixed-income Senior	< 50%	40-60 units	In process